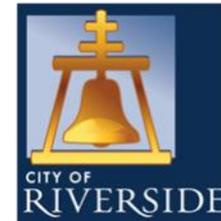




POTENTIAL DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



Vacant Land at Van Buren and Indiana
Riverside, CA 92503

Purchase Price:	Subject to fair market value
APNs:	233-063-007 and 010
Lot Size:	Approximately 11,500 square feet
Site improvements:	None. Vacant land to be sold in an as-is condition.
Cross Streets:	Van Buren Boulevard and Gibson Street
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Commercial Retail
General Plan:	Commercial
Environmental:	Buyer to conduct its own due diligence
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.
Property Status:	City-owned—disposition subject to Council approval to sell



For more information, please contact Angela Ferreira
(951) 826-5330 or aferreira@riversideca.gov

Note: The information contained herein was obtained from sources believed to be reliable, but we make no guarantees, warranties or representations as to the accuracy of the information.